

II. Land Use Designations and Zoning

Land Use Designations

Nearly all of the demonstration area is designated Urban Residential Medium, 4-12 dwelling units per acre, on the 2008 Comprehensive Plan Land Use Map. A small band of Urban Residential Low, 1 dwelling unit per acre, is along the southern edge of the demonstration area at the steep embankment that lowers to the Cedar River. The split Urban and Rural property has a Rural Residential land use designation on the rural portion.

The only non-residential land use designation within the demonstration area is a portion of one property at the intersection of SE 128th Street and 164th Avenue SE. The northern half of this property is designated as Commercial Outside of Center, a designation used to recognize commercial uses located outside of the designated centers that predated the Comprehensive Plan. Upon completion of a subarea plan, these developments may be designated as commercial centers and allowed to grow or may be encouraged to redevelop consistent with the established residential density of the area ([King County Comprehensive Plan](#), chapter 2, policy U-168). The southern portion of this property is Urban Residential Medium.

Table 1: Land Use

Land Use for East Renton FBC Demonstration Area		
Land Use	Acres	Percent
Commercial Outside of Center	1.5	<1%
Urban Residential Low, 1-4 units/acre	23.4	2%
Urban Residential Medium, 1-4 units/acre	953.7	97%
Rural Residential	0.4	<1%
Total	979	

Neighboring Land Use Designations

With the exception of the Rural Neighborhood Commercial Center along 128th Avenue SE, Rural Residential surrounds the demonstration area on the north and south. To the east is Urban Residential Medium, extending to the edge of the Urban Growth Area. On the west is additional Urban Residential Medium and incorporated Renton, which also extends as a ‘peninsula’ into the demonstration area. Off the southwest corner of the demonstration area is Urban Residential Low, 1 dwelling unit per acre; a portion of which extends into the demonstration area. Further off the southwest corner is an area of Greenbelt along the Cedar River at the lower elevation off the plateau.

Zoning

Nearly all of the demonstration area is zoned R-4, 4 units per acre. Along the southern edge is a band of R-1, 1 unit per acre. The split Urban and Rural property is zoned RA-5, one unit per five acres, on the rural portion.

The Commercial Outside of Center portion of the property at SE 128th Street and 164th Avenue SE is designated Office (O) with Regional Business (RB) potential zoning.

Potential zoning is used to designate properties potentially suitable for future changes in land use or density once additional infrastructure, demonstration phasing or site-specific public review has been accomplished. A rezone to RB would generally allow a broader range of uses than the current O zoning. Single-family residential uses are not allowed under O or RB zoning and are limited to the R-4 portion of the property.

Table 2: Zoning

Zoning for East Renton FBC Demonstration Area		
Zoning	Acres	Percent
Commercial Outside of Center	1.0	<1%
Urban Residential Low, 1-4 units/acre	22.1	2%
Urban Residential Medium, 1-4 units/acre	815.8	97%
Rural Residential	.4	<1%
Total	839 ¹	

Neighboring Zoning

Excluding properties within the Rural Neighborhood Commercial Center, north and south of the demonstration area is RA-5 zoning. Within the Rural Neighborhood Commercial Center is a mix of Commercial Business (CB) and Neighborhood Business (NB) zoning. One of the NB properties (1223059011) has two P-suffix conditions, [NC-P8](#) and [NC-P16](#). These P-suffix conditions limit use to warehouse storage and a related office. The remaining NB properties have a P-suffix condition, [NC-P7](#), limiting access from SE 128th Street to one point. Bisecting the Rural Neighborhood is a RA-5 property with potential NB and NB-P zoning.

East of the demonstration area is R-4 zoning for the remainder of the unincorporated area. West of the demonstration area is incorporated Renton with R-4 and R-1 zoning. A section of Urban Reserve (UR) along the Cedar River is off the southwest corner of the demonstration area at the lower elevation.

¹ Some land uses, such as right-of-ways, do not have a zoning classification; therefore the total area for zoning classification is smaller than the total area.

Post-Conversion Condition: **nc-p8**

Effective: August 18, 1997

Description

106-83R (6671)

Development Condition Text

106-83R (Ordinance 6671)

1._The use shall be limited to mini-warehouse storage. An office for the warehouse use only is permitted as a necessary part of the warehouse.

Ordinance

12824

Effective Date

August 18, 1997

Changes

N/A

View Map(s) for nc-p8. *(Click on a map name in the list)*

Note: *If there are more than one map listed below, there may be a map file ending with a "_x" which provides an index for the remainder of the maps.*

[nc-p8.gif](#)

Pre-Conversion Development Conditions Associated with the Above Condition

Pre-Conversion Equivalent

[NCP-6671](#)

Updated: Dec. 30, 2008

Post-Conversion Condition: **nc-p16**

Effective: August 18, 1997

Description

W 12-23-5: Mini-warehouse storage only

Development Condition Text

W12-23-5: Mini-warehouse storage only (Source: Newcastle Community Plan Area Zoning, page 214)

NB-P

This zoning change provides the potential for mini-warehouse storage use on this site. A zone reclassification to RB-P would be consistent with the Newcastle Plan, subject to the following condition:

1._The use shall be limited to mini-warehouse storage.

Ordinance

12824

Effective Date

August 18, 1997

Changes

N/A

View Map(s) for nc-p16. *(Click on a map name in the list)*

Note: If there are more than one map listed below, there may be a map file ending with a "_x" which provides an index for the remainder of the maps.

[nc-p16.gif](#)

Pre-Conversion Development Conditions Associated with the Above Condition

Pre-Conversion Equivalent

[NCP-P8](#)

Updated: Dec. 30, 2008

Post-Conversion Condition: **NC-p7**

Effective: August 18, 1997

Description

114-82R (5985)

Development Condition Text

114-82R (Ordinance 5985)

1. Access to the subject property from SE 128th Street shall be limited to one access point, whose location shall be approved by the Department of Public Works, Traffic and Planning Division.

Ordinance

12824

Effective Date

August 18, 1997

Changes

N/A

View Map(s) for NC-p7. *(Click on a map name in the list)*

Note: *If there are more than one map listed below, there may be a map file ending with a "_x" which provides an index for the remainder of the maps.*

[nc-p7.gif](#)

Pre-Conversion Development Conditions Associated with the Above Condition

Pre-Conversion Equivalent

[NCP-5985](#)

Updated: Dec. 30, 2008